

# Why Realty Activities Have Slowed Down Temporarily

## HOME BUILDERS

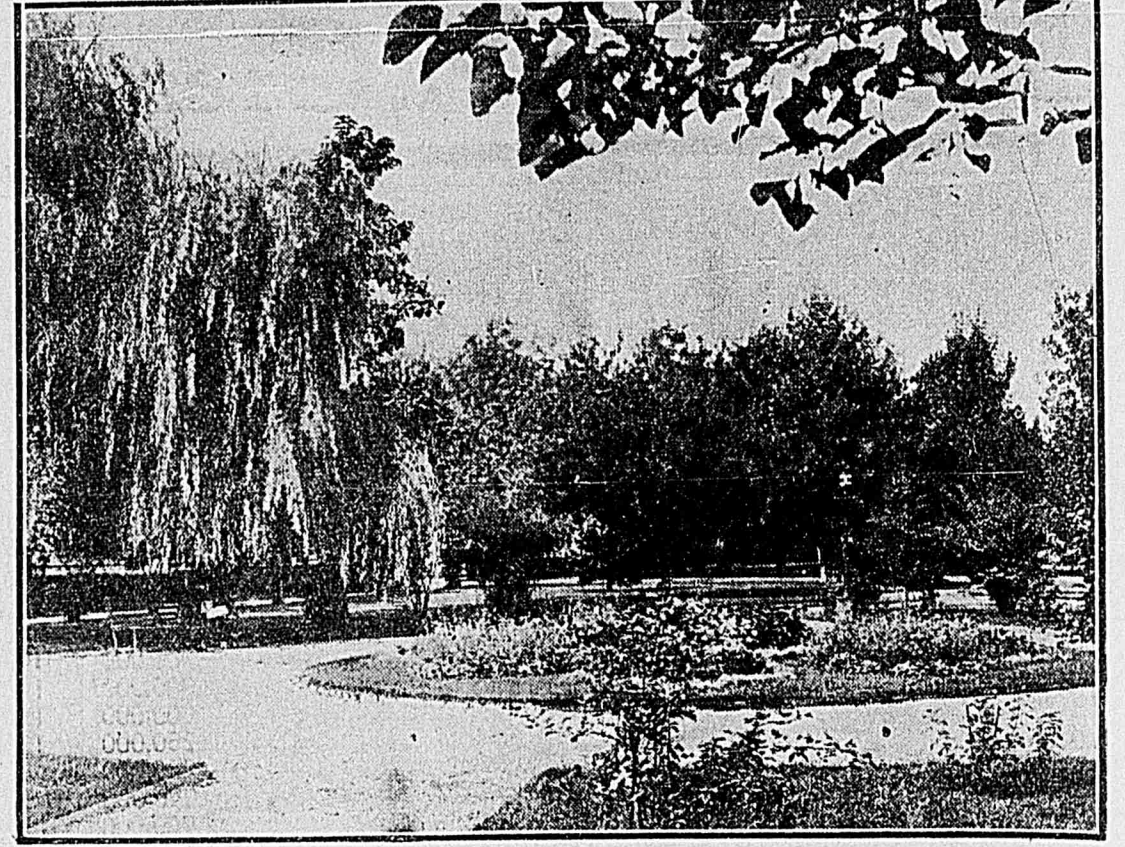
Houses. Year. Value.  
1,264 1910 \$3,184,600  
1,009 1909 2,384,900  
916 1908 2,160,500

In Salt Lake City, the average building lot has a fifty-foot frontage. The houses actually erected this year on fifty-foot lots, if extended in one line, would make a street eleven miles long built up solidly of new homes. Real estate men, who are acquainted with the situation here, declare that the houses are occupied as soon as they are finished by people who intend to make Salt Lake their home. Conservatively, these houses may be considered to accommodate families numbering 5,000 souls, a most striking answer to the question as to what becomes of the people who are added to the population every year.

Unshaken confidence in Salt Lake's own people is the cause of Salt Lake's growth. Upwards of \$3,000,000 a year expended in homes this year added to the \$2,000,000 for which permits were issued in 1909 but which were finished in 1910, shows the enormous construction work in dwelling houses that has been carried on. Optimism is on the lips of the city's builders.



BEAUTY SPOTS OF SALT LAKE—A TYPICAL RESIDENCE STREET AND A CORNER OF THE CITY AND COUNTY BUILDING GROUNDS.



SALT LAKE is still building houses in which to live, repairing those that are already built and eagerly awaiting the day when certain large buildings which are now in the air shall become an actuality—all of which is the best sort of development a city can have. Although the past year has not been a record breaker in building operations, the growth has been steadier, healthier and more pronounced than ever before. As a result there is no possible doubt as to the destiny of Salt Lake. It is a city with an assured future and nothing can be foreseen that will check the growth that has begun.

From a village into a city the growth was slow; the transformation of a city into a large city came all of a sudden but now that Salt Lake has reached that stage, the growth of Salt Lake from a large city into a great city must be steady and rapid. There never has been a time in the history of Salt Lake when values were in a healthier condition. They are increasing at a rapid rate, it is true, but the city is growing even at a faster pace. The advance in business property has caused some of the old-timers to gasp but these are small compared with what is to come in future years.

### WHY REALTY ROSE.

As the basis of realty values is population and productivity, there has always been a reason for a rise in Salt Lake property. The developed country surrounding Salt Lake is peopled in the point of productivity and no other city of its size in the world has an undeveloped vicinity of such promise. Salt Lake valley alone is capable of supporting a vast population and its fertile reaches have as yet been scarcely scratched. The foundation for a high value in Salt Lake real estate is to be found in the absolute certainty that it is destined to be one of the most densely populated areas in the state, and its business and manufacturing enterprises supported by the tributary country which surrounds it. Frontage almost within a stone's throw of the city's commercial center can be bought now for prices which in a few years will appear ridiculously small. All this close-in property will be almost priceless for apartment sites in another 10 years.

### SLUMP EXPLAINED.

In reviewing the realty market and building operation for the past two years, it is shown that the foundation has been laid for a prosperity unparalleled in the history of Salt Lake. It explains the apparent slump in new building operations in the business district and the reason for the record-breaking growth in the number of homes built in Salt Lake during the last year.

Two years ago the business district was congested and rental values were greatly increased. In order to relieve this condition, the business section began to spread out in every direction. Capital found large returns in business property and as a result business blocks were projected. During the year 1909, there was upwards of \$9,000,000 spent in office buildings and stores to relieve this condition. Of the buildings projected at that time, there remains the Hotel Utah, the Newhouse hotel and the Kearns building, three skyscrapers yet to be completed. This tremendous activity in building operations caused a slump in business building activity. When all these buildings are completed, it will probably remove the congestion which was so apparent two years ago when rentals on Main street cost \$2.50 a front foot.

### NEW OUTPOSTS ESTABLISHED.

This activity established new boundaries in the business district. The new

outposts are the Union depot in the northwest corner, the Hotel Utah and the Z. C. M. L. addition in the north-east, the Lynch building at Second South and Second East in the east, the Moxum hotel at Fourth South and State streets in the south east, the Newhouse hotel on the south at Fourth South and Main streets, the Rio Grande Western depot on the southwest and the 10 commission houses on Second West on the west.

Within this radius there have been scores of one-story new stores on vacant property, which has filled it up and made it almost a continuous business section. These first improvements on an idle site are of little architectural pretension but they spell advance and development, and a little store or flat with people entering and leaving shows a growing section.

With this congestion relieved in the business section and plenty of floor space to let, the business section stopped, so to speak, to get its breath after such an expansion. While the business section is pulling away, the resident district came into the limelight, during the year now drawing to a close. The building permits show that 1,234 dwelling houses were built

this year to say nothing of 35 flat and apartment houses. In 1909, there were only 1,009 dwelling houses erected, this year showing a greater increase in the number of homes built in Salt Lake. This brings the estimated total number of dwelling houses, not including flats, hotels and apartments, up to 15,252.

### EPOCH OF HOME BUILDING.

Two years ago, Salt Lake only boasted of 12,779 homes within its limits. Since that time it has increased the number one-sixth. This growth is attributed to the attractions here for homeseekers and investors in manufacturing, trade and commerce which has brought about permanent settlement. The residential growth has been accompanied by the annexing of outlying territory. Hundreds of acres of land have been brought about permanent settlement. The eastern part of the city. Following all of the improvement work that has been done in these subdivisions, which amounts to thousands of dollars, the era of building is at hand. Homes are beginning to rise in various parts of these scattering tracts, all of them good looking and some of them well built, which will represent the investment of a great deal of money.

## Marked Development in Warehouse Sites Feature of Year's Realty Deals

WITH the prospects of Salt Lake becoming the great transportation center for the entire west, and the awakening of manufacturing industries, truckage property has been snapped up on every hand, doubling in market value during the last year. Up to date \$2,000,000 has been spent in warehouses and commission houses during the last two years to handle this new line of business. In different parts of the railroad district, huge warehouses are beginning to rear their heads and the foundation for a great shipping and factory city is being laid.

Big operations are planned in truckage property about the first of the new year, when the new schedule of rates imposed under the United States interstate commerce commission goes into effect. An average reduction of 15 per cent in freight rates will be enforced, which will give Salt Lake an even advantage with all coast and eastern points. As a result of this sweeping reduction, Salt Lake stands as a distributing point for manufacturers, shippers and brokerage companies. Lying at the meeting point of two transcontinental railroads with branches extending into the intermountain region, Salt Lake holds the strategic location. In the competitive struggle of today, the most important matter which confronts the manufacturer is railroad facilities, so that his finished products may go directly to the consumer as quickly as possible, where he can sell at a fair price with a fair margin of profit. There are other things to be considered, too, such as locating branch warehouses close to commercial centers, in close touch with the main factory.

When the interstate commerce commission put its sweeping reduction of railroad freight rates before the railroad companies for the arranging of a schedule, all eyes turned to Salt Lake. Its location gives the city an advantage over all others in the west. From Salt Lake the large manufacturing concerns

can distribute their goods both east and west. With the intention of making Salt Lake the distributing point, large manufacturing companies have sent their agents here and numerous inquiries have been made in regard to truckage property that the market value began to advance rapidly. Real estate operators went out on a still hunt and laid up all of the available truckage property within a block of a railroad.

In the next two or three years the improvements for industrial uses of truckage property will involve the expenditure of millions of dollars. The era of manufacturing is awakening in Salt Lake, many concerns establishing branches here. The wages paid by manufacturers here this year are estimated at \$12,000,000 and the products will reach close to \$20,000,000. Established industries exert a great influence in the growth of population. During the past decade over 200 cities have increased their population over 35 per cent, largely on account of manufacturing establishments.

It is one of the marvels of American life, this growth of cities. Fifty years ago with manufacturing just about taking the preeminence in national productive activities, there were about 14 cities in this country having each a population of more than 5,000. The number of such communities had reached 215 in 1901. In that year there were 361 cities having each 25,000 or more. Now they number more than 200. In the transformation of the past half-century, commerce has played its important part, the quadrupling of railroad facilities has been most efficient, the rise of educational centers has been a factor to be considered. But upon all of the various other agencies manufacturing has had a tremendous influence, and in the interplay of forces has been the great one in the tendency of urban growth to surpass the rate of increase of population in the rural regions. Some cities have depended upon a single factor, some upon two or three, and some, like Salt Lake, have felt the effect of the growth of the country surrounding them.

In Utah during the past year more than 1,000,000 acres of land has been taken up under the enlarged homestead act and by direct purchase from the state land board. The dry farms were given a test this year and on fallowed ground, without a drop of rain all summer, the crops turned out to be an average yield. As a result of the test, thousands of acres of land will be taken up next year. This ground under cultivation without water produces excellent wheat and oats and barley. Utah exports the greater part of its crops to the eastern market. All this is tributary to Salt Lake and the growth in the state yields its influence upon Salt Lake, which is the business center of trade and commerce.

Building operations in Salt Lake have raised the skyline considerably, several business blocks, six, eight and ten stories in height having been completed this year. A canvass of these buildings shows that they are pretty well filled up with professional men and business enterprises. While each new building adds to office room, there seem to be plenty of office rooms, there seem to be no draw from each other to any appreciable extent, and it is evident that they are filling up with growing enterprises and corporations. The Newhouse hotel, the Moxum and the New Grand, have been opened in the business district, there seems to be room for the others. The Hotel Utah will increase the hotel accommodations in Salt Lake about one-fourth when it is completed and the Newhouse hotel will add one-fifth by the time it is completed. The hotel business is not being overdone in Salt Lake, however, the business men say. It is a stimulus to business and tourist trade which builds up a city and on which such a community as Salt Lake thrives.

## Water Users, Index of City's Growth.

IT is reasonable to presume the increase of the number of water users in a city is a not unreliable index to the city's growth. This fact obtaining, the annual report of the water superintendent as just compiled by Edward Kneass, chief clerk in the water department, is a graphic story of Salt Lake's advancement. And, although the increase has hardly kept pace with the record of last year, it is startling to note, in view of adverse conditions throughout the country during the year 1910 that it has lagged only a shade behind the year of 1909.

A total for the 12 months of 1909 of 1,220 connections marks the record growth in Salt Lake's water department. Eleven months of 1910 show 1,092 new consumers attached to the city's water mains. The monthly average being maintained, the total for the entire year will reach 1,093. The total assessment for water fees for consumers on a flat rate lacks less

than \$200 of making as great stride in advance as that of the year previous. No little surprise was expressed when last year's advance of \$16,173.57 over 1909 was announced. The receipts from flat rate water users of 1909 amounted to \$148,121.77. For 1910 the aggregate reached \$164,119.17, or a gain of \$15,997.40 for the first 11 months. With the month of December added, the record advancement of 1909 will be outdistanced by not less than \$1,000. Added to this \$28,000 will have been taken into the water receipt fund from hotels, restaurants and other large water users who have a meter rate. These are known in the water office as supplementary assessments.

In all \$32,525.35 has been derived in revenue during the year from water used for the sprinkling of lawns alone; 6,921 consumers from Main street west have paid in \$9,914.30 of this amount while the 3,926 patrons from Main street east have contributed \$25,511.05. These figures show an

increase on the east of 1,399 connections and 435 connections on the west. In the neighborhood of \$11,000 has been collected on new connections from customers who have been added since the rolls were made up in July.

Tabulated by precincts, the new connections for the year are as follows:

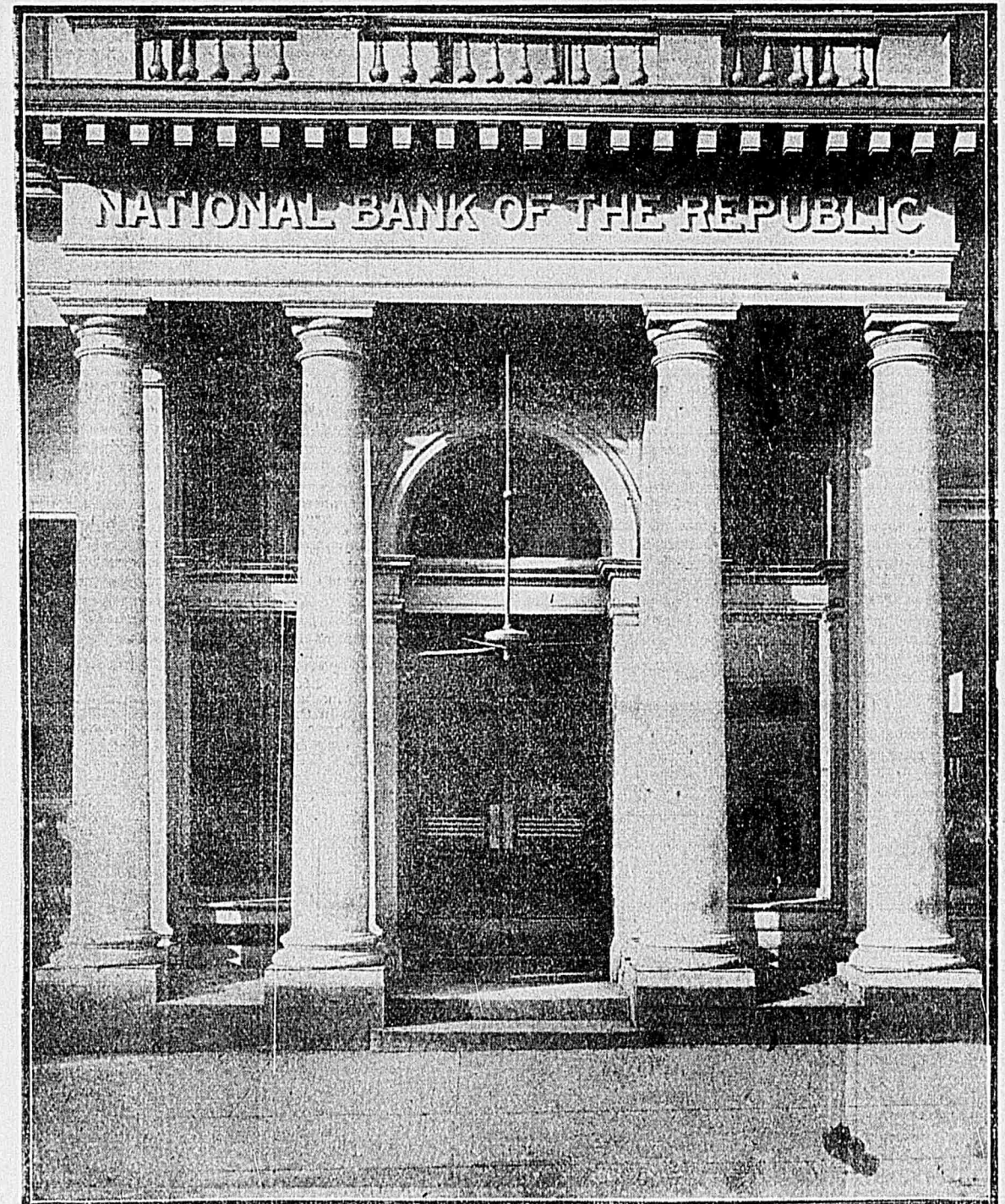
FOR FIRST ELEVEN MONTHS 1910.	1908	1909
First ward	571	514
Second ward	182	125
Third ward	125	90
Fourth ward	90	54
Fifth ward	54	1,013
Total	1,002	1,130
Total for eleven months 1909—1,130		
Decrease in gain, 1910—128		
SERVICE CONNECTIONS.		
1909	303	
1900	413	
1901	534	
1902	792	
1903	768	
1904	776	
1905	648	
1906	587	
1907	1,013	

During the eleven months of 1910, the emergency crew has answered 5,000 calls for shut-offs occasioned by bursted mains, etc.

According to the report from which the above figures are taken \$4,235 of Salt Lake's population are served with water by the municipal water system. This leaves but 1,487 families obtaining water from other sources. This fact renders the next year's report interesting to watch in view of the fact that this margin will be obliterated within the coming 12 months if the present rate of increase continues. Either Salt Lake must grow or the extension of the water system must cease. Those who believe the latter condition will prevail because of the absence of the former do well to keep these statistics handy to refer to when the 1911 Christmas edition of The News announces the increase for the coming year.

FRANK KNOX, Pres.; J. A. MURRAY, Vice-Pres.; W. F. EARLS, Cashier; E. A. CULBERTSON, Asst. Cashier.

## National Bank of the Republic



Salt Lake City, Utah

United States Depository  
State Depository  
City Depository

Photo by Utah Photo Materials Supply Co.

The Commercial Department of this Bank affords excellent facilities for those who care to keep a checking account.

Capital - - - - - \$ 300,000  
Surplus & Undivided Profits - - - - - \$ 350,000  
Deposits - - - - - \$6,000,000

Well-Equipped Savings Department. A Ladies Department has been fitted up for their exclusive use.

## DESIGNATED RESERVE AGENT FOR NATIONAL BANKS

Accounts of Banks, Corporations, Individuals and Firms Solicited.

### Directors

Frank Knox, W. F. Earls, J. C. Lynch, G. S. Holmes, Stephen Hays, Thomas Kearns, J. A. Murray, Monterey, John Phipps, New York; David Keith

## BUILDING RECORD

Total 11 months 1910	\$4,187,700
Total for 1909	8,077,820
Total for 1908	4,601,437
Total for 1907	3,020,560
Total for 1906	2,718,444
Total for 1905	1,672,811

## BUILDING PERMITS BY MONTHS

MONTH	1910	1909	1908
January	\$87,400	\$373,100	\$63,250
February	334,100	202,200	189,176
March	425,700	530,000	339,331
April	350,450	585,200	380,990
May	474,050	592,000	601,275
June	458,400	680,700	194,900
July	443,200	490,500	424,550
August	292,200	1,751,320	388,500
September	186,400	813,000	317,015
October	149,100	1,242,050	347,590
November	176,500	539,500	983,400
Totals	\$4,187,700	\$7,801,470	\$4,230,437